



## 34 Birch Grove, Cwmbran, NP44 6EP

### Guide price £335,000



\*\*\* GUIDE PRICE £335,000 - £345,000 \*\*\* This delightful detached house offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge or a lively gathering in the dining area, this home caters to all your needs.

The surrounding area of Henllys is known for its friendly community and excellent local amenities, including schools, parks, and shops, all within easy reach.



## MAIN DESCRIPTION

This desirable property offers convenient access to local schools, shops, and amenities, as well as excellent bus routes and road links—ideal for families and commuters alike.

Upon entering the property, you are welcomed into a bright entrance hall with stairs rising to the first floor. The generous lounge/dining room features a box bay window to the front, creating a light and airy living space, with patio doors to the rear opening into a conservatory, which provides additional family living and a delightful spot to enjoy views of the garden whatever the weather.

The fitted kitchen is well-equipped with a range of base and wall units, providing ample storage and workspace, with space for appliances, two rear facing windows, and a door leading directly to the rear garden. A useful ground floor WC adds further convenience.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and a private en suite shower room comprising a shower cubicle, vanity wash hand basin, low level WC, and a window for natural ventilation. The family bathroom includes a panelled bath, pedestal wash hand basin, low level WC, and a window to the rear.

Externally, the property boasts an enclosed rear garden with a paved patio area, lawn, and a gated side access. To the front, there is a lawned garden area and a driveway providing

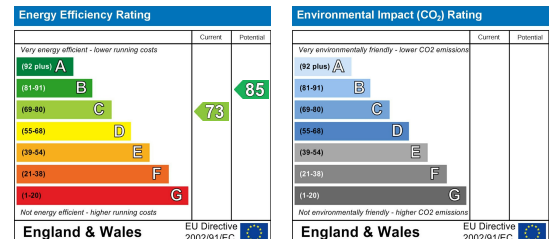
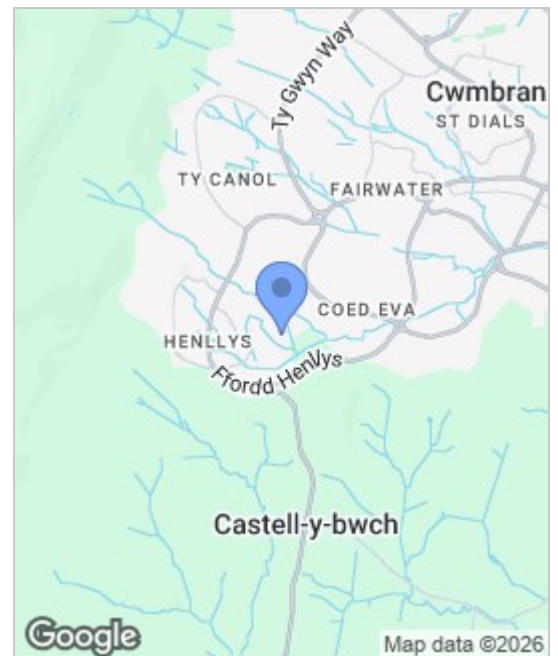
off-road parking for two vehicles, leading to an integral garage.

This well appointed family home in a prime location is offered to the market with viewing highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.